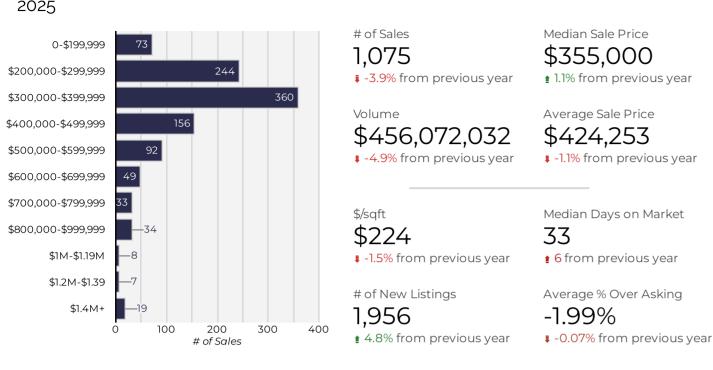
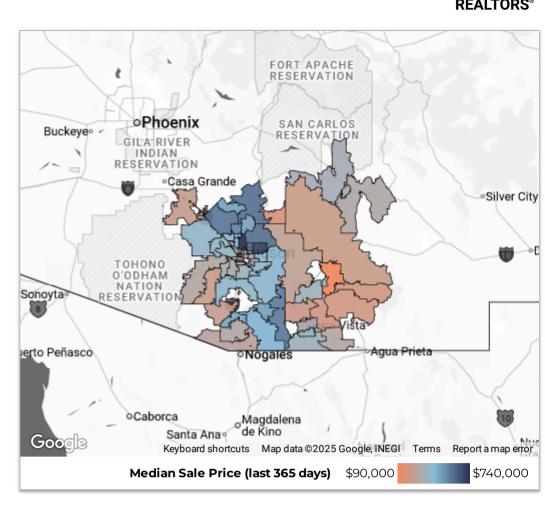
Tucson Association of Realtors: Market Activity & Pricing

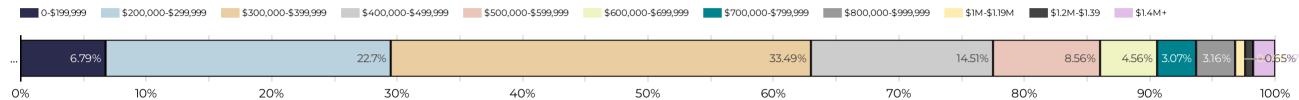
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Nov 5, 2025

October 2025







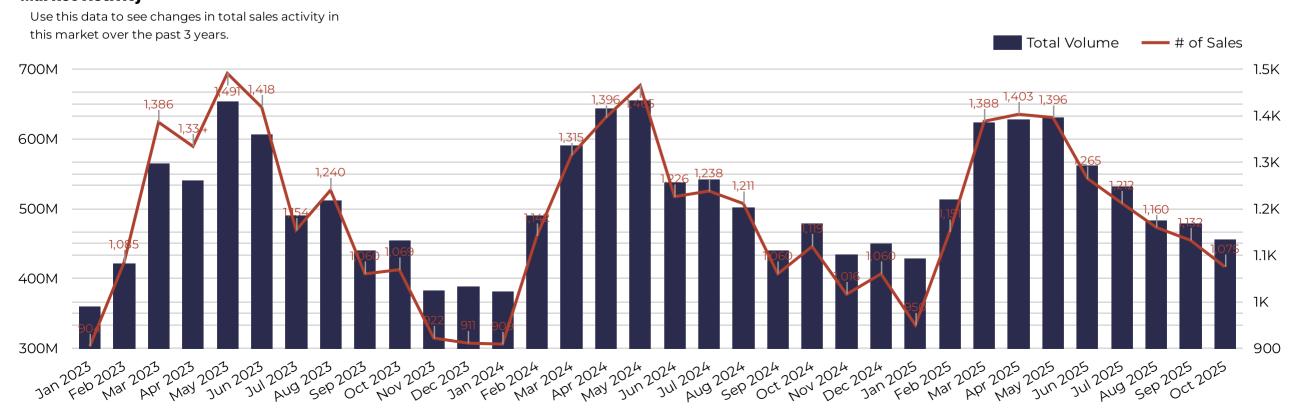
Market Pricing

Use this data to see how the cost of real estate has changed in this area over the last 3 years.





Market Activity

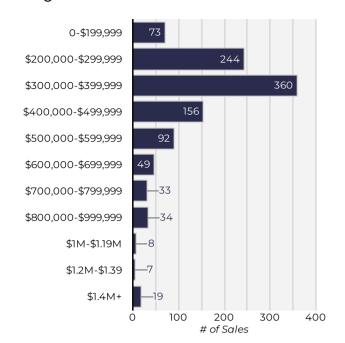


Tucson Association of Realtors: Buyer Demand

All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Nov 5, 2025

October



Median Sale Price # of Sales 1.075 \$355,000

Volume

\$456,072,032

₹ -3.9% from previous year

Į -4.9% from previous year

\$424,253 **■ -1.1%** from previous year

Average Sale Price

₫ 1.1% from previous year

\$/sqft

\$224 **■ -1.5%** from previous year

of New Listings 1,956

Median Days on Market 33

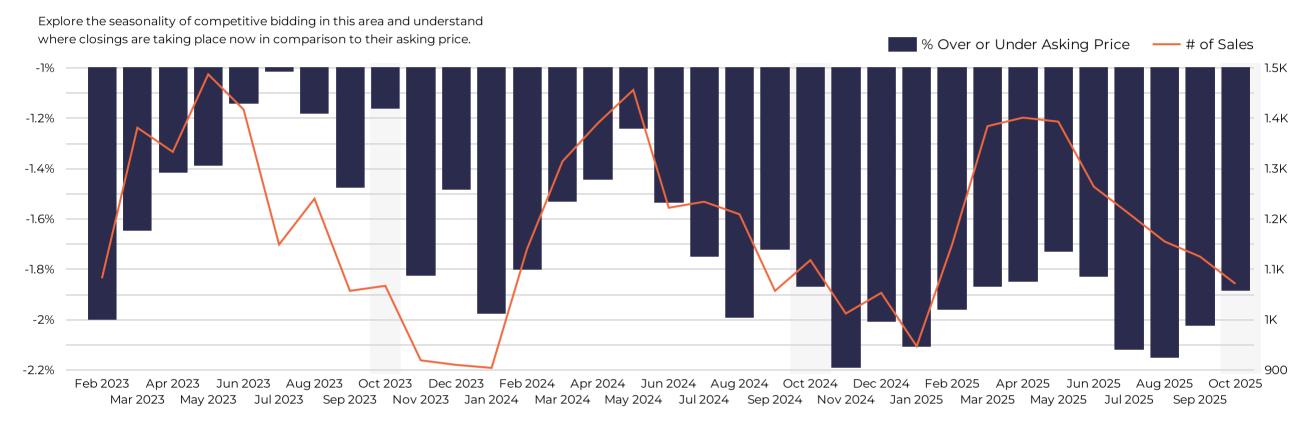
≜ 6 from previous year

Average % Over Asking -1.99%

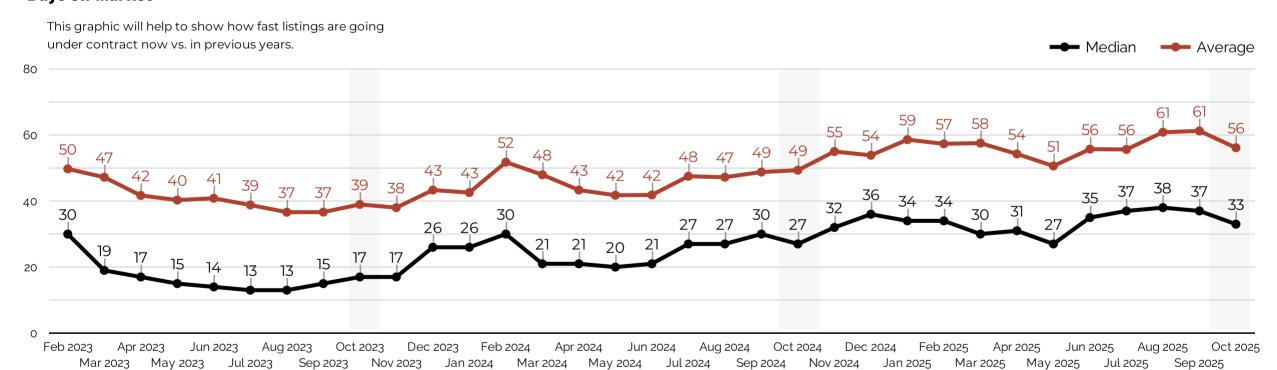
■ -0.07% from previous year

FORT APACHE RESERVATION SAN CARLOS RESERVATION Phoenix Buckeye INDIAN RESERVATION Silver City TOHONO O'ODHAM Sonoyta RESERVATIO jerto Peñasco Caborca Magdalena Santa Ana Keyboard shortcuts Map data ©2025 Google, INEGI Terms Report a map error Days on Market (last 365 days) 16

Buyer Demand



Days on Market



Buyer Demand by Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Sold Price	# of Sales	% ∆	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	73	5.8% 🛊	38	16 🛊	-5.35%	0.01% 🛊
\$200,000-\$299,999	244	1.7% 🛊	35	12 🛊	-1.52%	-0.14% 🖡
\$300,000-\$399,999	360	-10.2% 🖡	31	-4 🖡	-1.19%	0.30% 🛊
\$400,000-\$499,999	156	-5.5% 🖡	32	8 🛊	-1.83%	-0.25% 🖡
\$500,000-\$599,999	92	0.0%	37	16 🛊	-2.25%	-O.11% ‡
\$600,000-\$699,999	49	4.3% 🛊	20	0	-2.85%	-0.42% 🖡
\$700,000-\$799,999	33	3.1% 🛊	25	8 🛊	-2.34%	-0.38% 🖡
\$800,000-\$999,999	34	36.0% 🛊	33	10 🛊	-2.64%	-0.03% 🖡
\$1M-\$1.19M	8	-60.0% 🖡	16	-11 🖡	-6.07%	-2.69% 🖡
\$1.2M-\$1.39	7	-41.7% 🖡	41	19 🛊	-1.66%	1.12% 🛊
\$1.4M+	19	18.8% 🛊	25	8 🛊	-4.44%	-1.91% 🖡

Tucson Association of Realtors: **Inventory**

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Nov 5, 2025

October 2025

Active Listings

Single Family Residence

6.67%

0%

of New Listings (Supply) 1,956 ₤ 89 from previous year

of New Pendings (Demand) 1.021 **Į** -139 from previous year

Months of Supply 4.71 Active Listings 5,066 Pending Listings

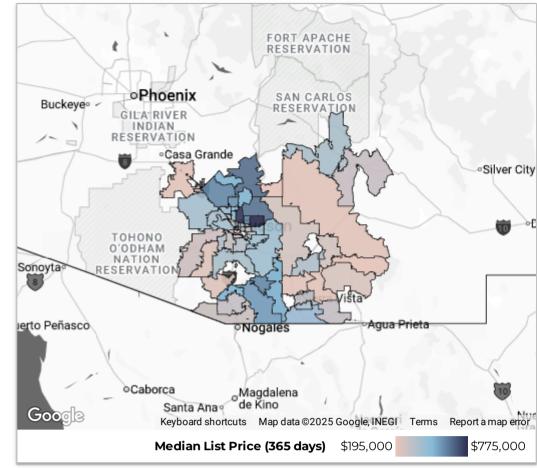
591

Townhouse

Average Single Family Residence \$605,610 4,055 Townhouse \$364,525 358 \$247,093 Condominium 308 Manufactured Home \$246,224 293 Mobile Home \$151,082 52 **Grand total** \$541,325 5,066

Manufactured Home

40%



4.055 358 \$300,000-\$399,999 \$400,000-\$499,999 \$500,000-\$599,999 \$600,000-\$699,999

30%

18.12%

20%

Condominium

28.079

50%

\$700,000-\$799,999 \$800,000-\$999,999

16.98%

70%

\$1M-\$1.19M

6.06% 3.69% 41.**54.2%**%

100%

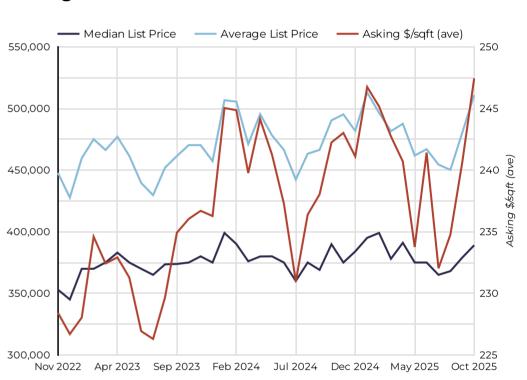
90%

Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.97	338	68
\$200,000-\$299,999	3.73	918	246
\$300,000-\$399,999	4.03	1,422	353
\$400,000-\$499,999	5.44	860	158
\$500,000-\$599,999	4.67	444	95
\$600,000-\$699,999	6.27	307	49
\$700,000-\$799,999	5.19	187	36
\$800,000-\$999,999	6.15	209	34
\$1M-\$1.19M	12.29	86	7
\$1.2M-\$1.39	7.80	78	10
\$1.4M+	11.42	217	19
Grand total	4.71	5,066	1,075

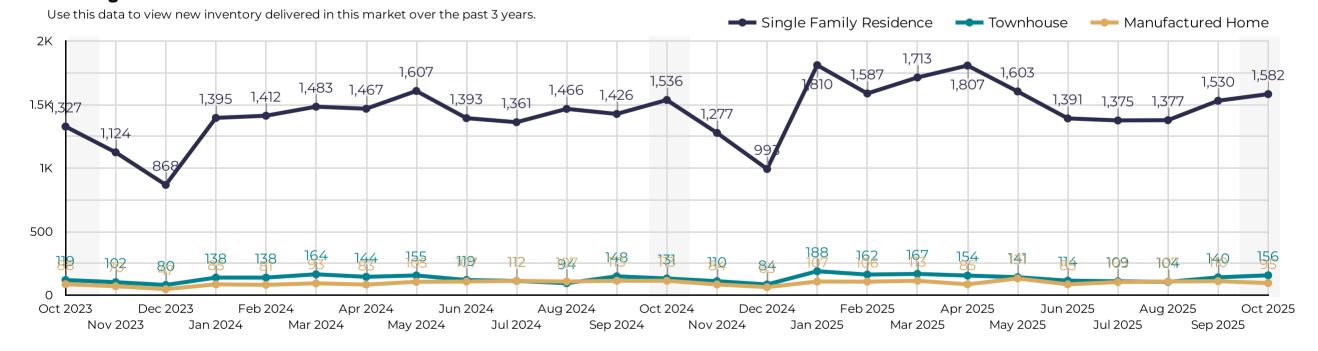
Asking Prices

60%

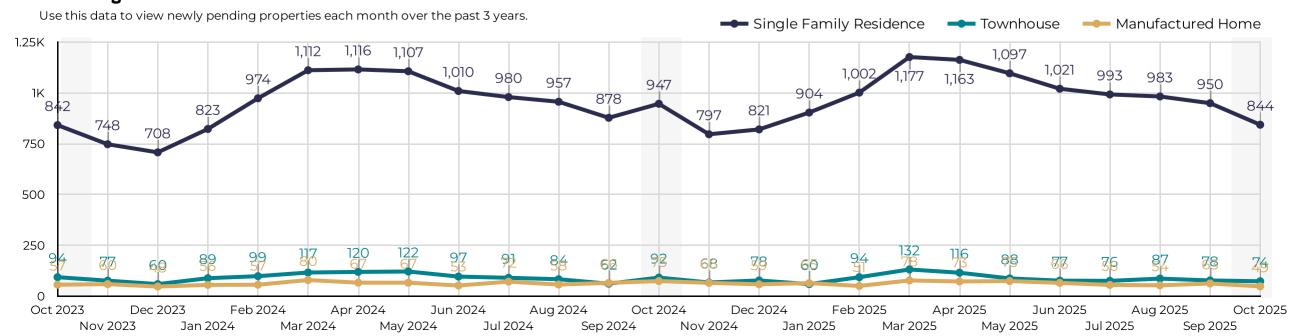


80%

New Listings



New Pendings



Tucson Association of Realtors: Tables

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Nov 5, 2025



Data Tables

Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

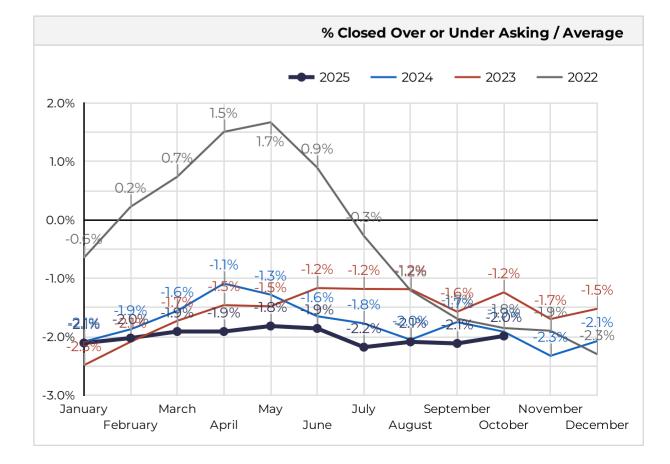
			#	of Sales / Count
Month	2022	2023	2024	2025
January	1,400	904	909	950
February	1,480	1,085	1,142	1,151
March	1,879	1,386	1,315	1,388
April	1,696	1,334	1,396	1,403
May	1,811	1,491	1,465	1,396
June	1,575	1,418	1,226	1,265
July	1,324	1,154	1,238	1,212
August	1,378	1,240	1,211	1,160
September	1,304	1,060	1,060	1,132
October	1,062	1,069	1,119	1,075
November	932	922	1,016	-
December	982	911	1,060	-

			Sa	le Price / Median
Month	2022	2023	2024	2025
January	\$315,000	\$326,500	\$354,920	\$365,000
February	\$330,000	\$335,000	\$366,000	\$370,000
March	\$338,900	\$340,000	\$364,900	\$365,000
April	\$350,000	\$342,000	\$374,120	\$365,000
May	\$352,225	\$360,000	\$375,000	\$372,900
June	\$360,000	\$361,000	\$365,500	\$365,000
July	\$355,000	\$360,000	\$365,000	\$364,900
August	\$342,500	\$359,990	\$354,990	\$350,000
September	\$346,000	\$355,000	\$360,000	\$356,978
October	\$338,000	\$352,490	\$351,000	\$355,000
November	\$342,500	\$350,000	\$360,000	-
December	\$330,000	\$359,800	\$360,000	-

	Days on Market / Me								
Month	2022	2023	2024	2025					
January	10	32	26	34					
February	7	30	30	34					
March	6	19	21	30					
April	5	17	21	31					
May	5	15	20	27					
June	6	14	21	35					
July	7	13	27	37					
August	11	13	27	38					
September	16	15	30	37					
October	17	17	27	33					
November	21	17	32	-					
December	29	26	36	-					

			New Listings / C						
Month	2022	2023	2024	2025					
January	1,733	1,557	1,740	2,238					
February	1,707	1,392	1,730	1,948					
March	1,920	1,622	1,855	2,133					
April	2,062	1,440	1,805	2,150					
May	1,947	1,616	2,001	2,000					
June	2,214	1,481	1,728	1,712					
July	2,069	1,535	1,663	1,671					
August	1,936	1,549	1,767	1,712					
September	1,776	1,584	1,782	1,881					
October	1,558	1,616	1,867	1,956					
November	1,294	1,375	1,576	-					
December	1,044	1,073	1,200	-					

			New F	Pendings / Count
Month	2022	2023	2024	2025
January	1,575	1,042	1,034	1,077
February	1,659	1,224	1,201	1,209
March	1,830	1,424	1,382	1,458
April	1,703	1,388	1,388	1,413
May	1,719	1,425	1,366	1,313
June	1,421	1,322	1,218	1,224
July	1,270	1,153	1,222	1,171
August	1,369	1,182	1,155	1,174
September	1,169	1,079	1,055	1,150
October	1,057	1,048	1,160	1,021
November	918	937	977	-
December	888	859	998	-



Tucson Association of Realtors: Comparisons



All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Nov 5, 2025

Oct 2025

vs. last year

Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

	Market Activ	ity			Market Pricing				Buyer Demand				
Property Type	# of Sales 🔻	% ∆	Volume	% ∆	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ	
Single Family Residence	901	-1.4% 🖡	\$411.81M	-3.4% 🖡	\$375,900	\$-2,100 ‡	\$229	\$-3 •	32	4 🛊	-1.8%	O.1% 1	
Townhouse	72	-15.3% 🖡	\$23.61M	-9.3% 🖡	\$280,000	\$1,000 🛊	\$226	\$-11 •	33	13 🛊	-2.6%	-1.5% 🖡	
Condominium	48	-2.0% 🖡	\$10.12M	-13.0% 🖡	\$215,000	\$-27,350 •	\$219	\$-13 •	51	4 🛊	-3.2%	-0.9% 🖡	
Manufactured Home	45	-30.8% 🖡	\$9.62M	-36.1% 🖡	\$234,600	\$-5,400 •	\$150	\$-4 •	31	9 t	-1.1%	1.6% 🛊	
Mobile Home	5	0.0%	\$670.5K	14.5% 🛊	\$150,000	\$27,205 🛊	\$134	\$38 1	26	13 🛊	-6.7%	1.4% 🛊	

Total SqFt	# of Sales	% ∆	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	73	14.1% 🛊	\$14.1M	11.7% 🛊	\$187,500	\$-32,500 •	\$236	\$-5 •	41	22 🛊	-3.2%	-1.0% 🖡
\$1000-1499 sqft	295	-13.0% 🖡	\$84.99M	-12.8% 🖡	\$290,000	\$10 🕯	\$224	\$-1 •	29	8 🛊	-1.1%	0.4%
\$1500-1999 sqft	341	-8.3% 🖡	\$125.64M	-9.8% 🖡	\$355,000	\$-4,990 •	\$213	\$-3 •	33	1:	-1.8%	+0.0%
2000-2499 sqft	192	2.7% 🕯	\$92.61M	5.2% 🛊	\$445,000	\$-10,000 #	\$217	\$6 🛊	27	-11 ‡	-1.7%	O.1% 1
2500-2999 sqft	99	22.2% 🛊	\$60.87M	14.2% 🛊	\$582,928	\$-87,072 •	\$224	\$-17 •	44	23 🛊	-2.5%	-0.0% 🖡
3000-3999 sqft	60	15.4% 🛊	\$58.31M	2.1% 🛊	\$870,000	\$-160,000 \$	\$284	\$-40	39	13 🛊	-3.7%	-0.9% 🖡
4000-4999 sqft	8	-46.7% 🖡	\$13.75M	-31.1% 🖡	\$1,695,000	\$439,673 🕯	\$391	\$92 🛊	25	-21 🖡	-4.9%	-1.7% 🖡
5000+ sqft	3	-62.5% 🖡	\$5.58M	-53.8% 🖡	\$1,425,000	\$145,000 🛊	\$255	\$10 :	99	53 🛊	-4.8%	-1.4% 🖡

Region	# of Sales ▼	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over		Δ
Northwest	183	-5.2% 🖡	\$96.95M	-14.7% 🖡	\$435,000	\$-5,990 •	\$248	\$-16 •	26	5 t	-2.1%		O.1% t
Central	146	2.8% 🛊	\$49.53M	4.8% 🛊	\$300,000	\$-5,000 \$	\$222	\$-14 •	18	2 🛊	-2.2%		-0.3% 🖡
Upper Southeast	103	24.1% 🛊	\$42.57M	23.3% 🛊	\$385,000	\$50 🕯	\$212	\$0 1	48	-3 🖡	-1.0%		1.0% 🛊
North	89	4.7% 🛊	\$64.04M	18.7% 🛊	\$590,000	\$85,000 🕯	\$298	\$-4 •	31	14 🛊	-3.2%		-1.2% 🖡
East	87	-20.9% 🖡	\$28.72M	-21.0% 🖡	\$315,000	\$-2,715 🖡	\$208	\$2 1	29	-1 •	-0.7%	- 1	0.6% 🛊
West	66	-1.5% 🖡	\$26.77M	-1.5% 🖡	\$385,000	\$33,000 🛊	\$225	\$-8 •	32	18 🛊	-1.7%		-0.8% 🖡
South	58	65.7% t	\$16.25M	67.5% 🛊	\$266,500	\$-23,500 \$	\$194	\$-7 •	35	13 🛊	-1.3%		0.2% 🛊
Southwest	56	-29.1% 🖡	\$16.8M	-33.0% •	\$300,000	\$-9,000 \$	\$193	\$1 🛊	37	-6 🖡	-0.0%	I	0.8% 🛊
Extended West	47	-25.4% 🖡	\$16.84M	-26.3% 🖡	\$358,000	\$8,000 🛊	\$193	\$-13 •	45	8 🛊	-1.6%		+0.0%
Northeast	46	4.5% 🛊	\$24.87M	3.6% 🛊	\$429,900	\$-70,100 ‡	\$244	\$5 1	24	1 🛊	-3.1%		-0.1% 🖡
Southeast	44	15.8% 🛊	\$17.74M	17.5% 🛊	\$384,872	\$17,872 🛊	\$203	\$-11 •	43	3 🛊	-0.7%	ı	0.3% 🛊
Upper Northwest	39	-15.2% 🖡	\$20.09M	-16.9% 🖡	\$480,000	\$5,000 🛊	\$241	\$-3 •	29	0	-2.6%		-0.3% 🖡
Cochise	27	0.0%	\$7.66M	-5.9% 🖡	\$264,000	\$8,000 🛊	\$179	\$18 🛊	42	-30 🖡	-2.3%		2.1% 🛊
SCC-Rio Rico East	19	0.0%	\$5.09M	-5.0% 🖡	\$254,000	\$-21,000 #	\$169	\$-7 •	33	-6↓	-1.6%		-0.4% 🖡
Benson/St. David	15	-11.8% 🖡	\$3.97M	-22.3% 🖡	\$267,800	\$7,800 🛊	\$147	\$-18 •	54	12 🛊	-5.3%		-3.2% 🖡
Pinal	9	-35.7% 🖡	\$3.01M	-33.4% 🖡	\$219,123	\$-34,877 🖡	\$166	\$-16 •	86	59 🛊	-2.8%		-2.6% 🖡
Extended Northwest	6	-14.3% 🖡	\$1.73M	-14.0% 🖡	\$281,640	\$1,650 🛊	\$178	\$-26 •	24	-54 🖡	-0.4%	- 1	-0.7% 🖡
Maricopa	4	300.0% 1	\$1.78M	-29.3% 🖡	\$400,000	\$-2,120,00	\$261	\$-188 •	12	-34 🖡	0.5%		3.4% 🛊
SCC-Rio Rico West	4	0.0%	\$1.34M	4.3% 1	\$298,001	\$-6,999 •	\$198	\$20 🛊	ווו	93 🛊	-3.1%		0.6% 🛊
Graham	4	-77.8% 🖡	\$1.22M	-83.3% 🖡	\$310,000	\$-5,000 •	\$208	\$48 🛊	9	-7 🖡	+0.0%		1.6% 🛊
SCC-Sonoita	3	-	\$1.64M	-	\$510,000	-	\$233	-	44	-	-1.9%		-
SCC-Tubac East	2	-60.0% 🖡	\$1.01M	-55.9% 🖡	\$476,000	\$56,000 🛊	\$274	\$19 🛊	ווו	63 🛊	-2.2%		0.3% 🛊
SCC-Elgin	2	-	\$893.76K	-	\$393,755	-	\$536	-	63	-	-9.9%		-
SCC-Amado	2	-33.3% 🖡	\$585K	-30.9% 🖡	\$230,000	\$-19,000 •	\$211	\$68 🛊	10	-65 🖡	0.4%		1.9% 🛊
Extended Northeast	2	-	\$965K	-	\$435,000	-	\$477	-	5	-	-5.9%		-
Apache	2	-	\$923K	-	\$438,000	-	\$243	-	38	-	-6.5%		-
Yavapai	1	-	\$365K	-	\$365,000	-	\$229	-	252	-	-3.9%		-
SCC-Tubac West	1	-	\$635K	-	\$635,000	-	\$282	-	82	-	0.0%	ı	-
SCC-Nogales West	1	-50.0% \$	\$260K	-77.5% 🖡	\$260,000	\$-265,000 \$	\$136	\$-7 •	20	-35 🖡	-18.8%		-11.8% 🖡
Santa Cruz	1	-	\$300K	-	\$300,000	-	\$188	-	99	-	-9.1%		-
SCC-Patagonia	1	0.0%	\$465K	22.4% 🛊	\$465,000	\$85,000 🛊	\$213	\$-49 \$	575	558 🛊	-2.1%		21.9% 🛊
Navajo	1	-66.7% 🖡	\$835K	-13.6% 🖡	\$835,000	\$533,400 1	\$289	\$55 🛊	396	381 t	-13.2%		-13.5%